

Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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## Chalet de la Vora

Chatel, Châtel & Vallée, Portes Du Soleil

2 750 000 €uros



## **Contact**

Contact **Ed Ockelton** about this property.

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## **Key Features**

**Price** 2 750 000 €uros

StatusFOR SALELast updated09/10/2025AreaPortes Du SoleilLocationChâtel & Vallée

Village Chatel Bedrooms 5
Bathrooms 5

Floor area 262.6 m<sup>2</sup> 636 m<sup>2</sup> Land area **Heating** Heat pump Enclosed fire Chimney Ski access Ski bus **Nearest skiing** 1 km 1 km **Nearest shops** Garden Yes Garage Double

DrainageMains drainsTaxe foncière4345.00 €uros

Energy efficiency rating B (109) CO2 emissions A (3)

**Agency fees** Paid by the seller

## **Property Description**

Chalet de la Vora is a magnificent, modern, luxury chalet with imposing views and plenty of sunshine. Built in 2015 to the highest of specifications, the property is like new throughout and compromises;

**On the main floor:** entrance hall, ski boot room, open plan living / dining / kitchen area with high spec modern kitchen and central feature fireplace, picture windows with postcard-like views, access to the sunny balcony and terrace, laundry room and boiler room.

**On the top floor:** master bedroom with spacious en suite bathroom, two further double bedrooms with en-suite bathroom (one of the bedrooms has an extra mezzanine area perfect for a kids play area).

**On the lower ground floor:** two double bedrooms (one with a private bathroom and access to the garden, one with en-suite bathroom), a spacious gym area with shower room and access to the garden (perfect for installation of a Jacuzzi and/or sauna).

The land is private and gated with parking for a number of cars, plus a double garage. The land in front has been terraced to create a beautiful, private and sunny garden and, at the lower level, a vegetable patch.

Location wise, the property is in the popular Petit Chatel area of the village and has the views and sunshine associated with this area.

The property has a total floor area of 345.76 m<sup>2</sup>, of which 262.56 m<sup>2</sup> is classed as habitable space according to the DPE (energy performance report).























